



## ECONOMIC DEVELOPMENT CORPORATION

### MEETING MINUTES

March 4, 2015

**Members Present:**

John Hanieski, Anne Ganakas, Toni Griffin, Larry Leatherwood, Bob Thelen

**Members Absent:**

Richard Watkins, Robert Wilson, Justin Himebaugh, Erik Hansen

**Staff Members Present:**

Ed Reed

**1. Call to Order:**

Meeting was called to order by Chair, John Hanieski, at 4:06 p.m.

**2. Set/Adjust Agenda**

There were no additions to the agenda.

**3. Approve Minutes – December 3, 2014:**

Ann Ganakas moved that the minutes from the December 3, 2014 meeting be accepted as submitted. Larry Leatherwood supported. Motion carried.

**4. Program Planning Progress Report – Larry Leatherwood**

Larry Leatherwood suggested that the Township take on a sponsored breakfast event hosted by the Township Supervisor and Trustees, Delta Side, the Delta Government Relations Committee and the Delta Township Economic Development Corporation. Mr. Leatherwood indicated that he discussed this subject with Ken Fletcher, Township Supervisor, and received support. He also plans to talk with Jeff Hicks, current chair of the Delta Government Relations Committee.

Discussion continued which raised the question of funding, is this something that we want to do, and who would put this together.

Ann Ganakas suggested that a planning committee be established with representation to include the Township Board, Chamber, and other governing bodies.

Bob Thelen agreed to work with Larry Leatherwood to develop a purpose statement.

**5. Staff Update:**

## **2014 Review**

Ed Reed provided an overview of 2014.

The Township received recognition from the Michigan Township Association, earning the Township of Excellence Award, and also from U of M Dearborn College of Business, with the Five Star Community award, and Best Practice Community video, which are both specific to economic development.

I am Delta banners were placed along Saginaw Highway from Waverly to Elmwood, and at Township facilities.

A sculpture was erected at the Township Offices, with support from the LEAP Public Art Program, which promotes public art as a placemaking tool.

A total of 31 scheduled retention visits were held with businesses.

A total of 70 site visits: these are drop in/less formal meetings, to welcome new businesses and share information. Of the 70 site visits, 30 were to apartment complexes, specifically to share information regarding the Delta Redi-Ride program, in partnership with CATA. Ed Reed provided the committee with a brief overview of the Delta Redi-Ride program.

A total of four conferences were attended, including the Michigan Economic Developers Association annual meeting. This was a good opportunity to make contacts.

A total of 31 site searches were conducted; 25 were referrals through MEDC to LEAP, and six were direct contacts.

Attended nine grand openings/ribbon cuttings.

Nineteen new businesses in 2014. Six businesses closed; this provides an opportunity for redevelopment. This does not include businesses inside the Lansing Mall.

## **Current Activities**

Meijer Distribution Expansion: a 50 acre parcel has been purchased, where they will build a new 500,000 sf warehouse. Meijer DC is one of the Township's top employers, with 2,200 employees on site.

Michigan CAT construction is scheduled to start at Canal and Millett Highway.

Ed Reed was asked if Auto Owners was planning to move to DeWitt. He responded that there were no plans to do this. Auto Owners owns other properties in the Township and is using those sites, constructing office buildings of about 50,000 sf, which are more

marketable than a larger headquarters building. They do recognize that it is not cost effective to continue to add onto the headquarters building.

Ed Reed was asked about the development of I-96/Broadbent/Saginaw/Willow parcel. This is a large parcel, over 240 acres. A preliminary proposal to develop some residential housing on the site has been submitted. Ann Ganakas asked if the proposed development similar to Eastwood Town Center is still the plan. Ed Reed responded yes.

There is also a possibility of development of the former Waverly Golf Course in Lansing Township. At this time, it is zoned residential; Lansing Township has placed a moratorium on rezoning, while the zoning ordinance is under review. The project, which includes commercial properties, will not move forward until an updated zoning ordinance is in place. The group that has placed an offer on the property has five to six months to complete their due diligence.

I am Delta Banners: the plan is to install banners along Saginaw Hwy from Elmwood, moving west to Canal Road; presently working with Board of Water & Light to obtain permission. Concrete light poles are present a short distance beyond (west of) Mall Drive South; it remains uncertain if permission will be granted to use wood light poles.

Ann Ganakas asked for an update on the Days Inn property at Saginaw and Canal. Ed Reed responded that the group that wants to develop this property plans to demolish the existing hotel and build two small hotels, and a restaurant. One concern is that there are no liquor licenses available in Delta Township at this time. Ed also explained the process for obtaining a liquor license, which is based on population. We obtained two additional licenses with the latest census. The Regal Theatre was able to obtain a Resort License.

## **6. Member Comments:**

Larry Leatherwood provided an overview of the YMCA's mission, and solicited donations to support the YMCA.

John Hanieski stated the Lansing Chapter of the League of Women Voters is holding a forum to review the May 5<sup>th</sup> ballot proposal to increase the sales tax, at the Delta Library on March 31<sup>st</sup>, at 7:30 p.m. There will also be another forum on April 2<sup>nd</sup> at the Hannah Center.

## **7. Other Business:**

None

## **8. Set Next Meeting Date (June 3, 2015):**

## **9. Adjournment:**

The meeting was adjourned at 5:01 p.m.